

TO LET - Warehouse / Trade Counter Units

# UNITS 1-4 DENHAM COURT

Denham Court, Brunel Drive, Newark, NG24 2EG



## Key Highlights

- Newly refurbished warehouse / trade counter units
- Accommodation ranging from approximately 3,500 sq ft to 17,000 sq ft (including mezzanines)
- Block pavier yards with allocated parking
- Internal clear height of 4.25m to eaves and 8m to apex

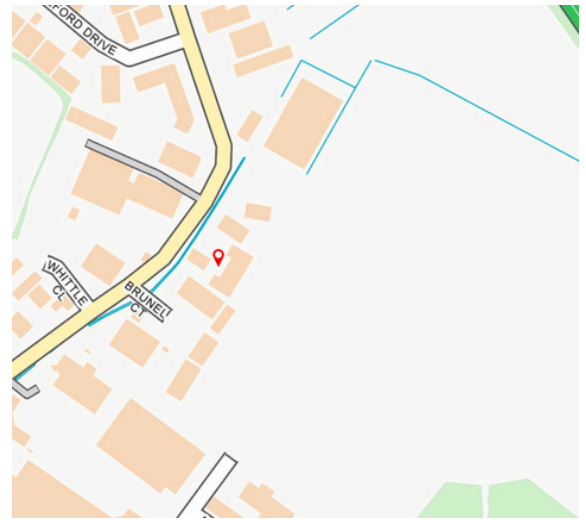
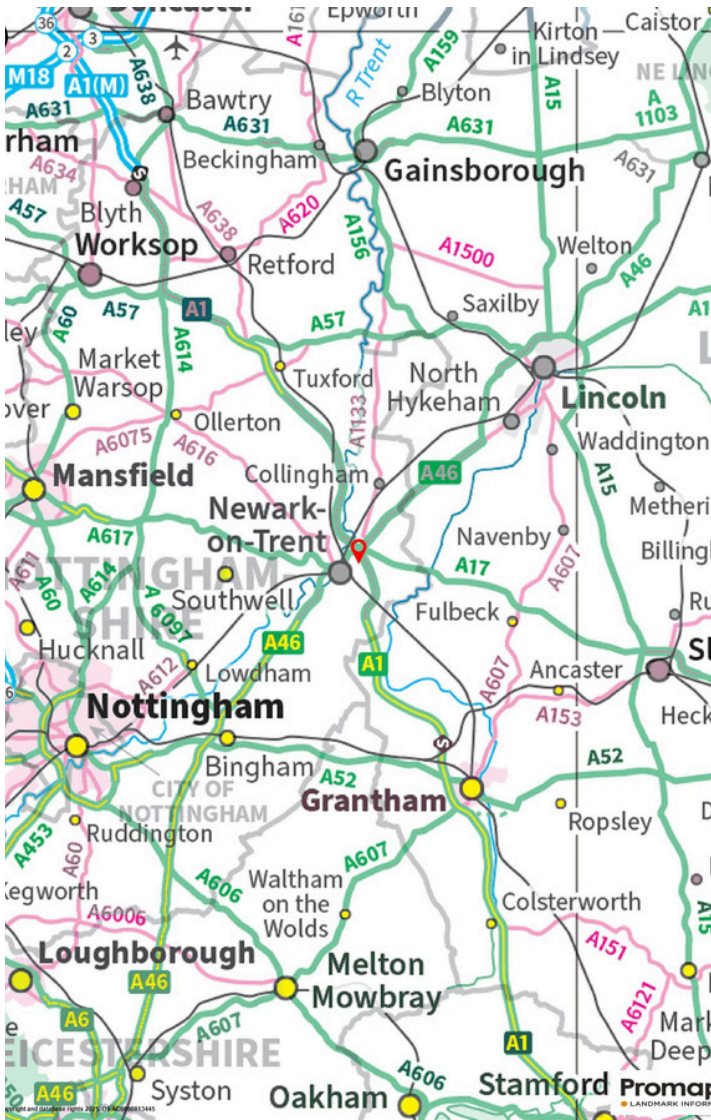


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## LOCATION

The property is situated in the Nottinghamshire market town of Newark which lies almost equal distance (20 miles) between Nottingham (to the South West) and Lincoln (to the North East), with Mansfield being a similar distance to the West.

Newark town centre, A46 bypass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

## SITUATION

The property occupies a prominent position on Brunel Drive, the principal spine road running through the Northern Road Industrial Estate.

This is an established trade counter location, with neighbouring occupiers including Howdens, Magnet, Screwfix and Travis Perkins, to name but a few.

## DESCRIPTION

The property comprises newly refurbished trade counter / warehouse units being of a steel portal frame construction with insulated blockwork infill walls and composite colour coated profile steel cladding to the elevations and roofs, incorporating scattered Perspex roof lights.

Each unit benefits from an electrically operated level access steel roller shutter door and have recently been refurbished including the following amenities:

- Overhead LED lighting
- Mezzanines
- Ancillary offices
- Newly decorated, internally and externally
- Gas to site
- Internal clear height of 4.25m to eaves and 8m to apex
- Fire and intruder alarm
- Three phase electricity
- Potential for dedicated yard

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## ACCOMODATION

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only

## TENURE

The units are available in part or as a whole on flexible lease terms.

## AVAILABILITY

UNIT	FLOOR AREA	RENT
Unit 1 	4,246 sq ft + 407 sq ft (mezzanine)	Under Offer
Unit2 	3,157 sq ft + 505 sq ft (mezzanine)	£34,100 per annum, exclusive
Unit3 	3,150 sq ft + 943 sq ft (mezzanine)	£36,200 per annum, exclusive
Unit4 	4,209 sq ft + 402 sq ft (mezzanine)	Under Offer



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## RATEABLE VALUE

The current Rating Assessment is in the process of being split but for guidance purposes only, the current Rateable Values are as follows

UNIT	RATEABLE VALUE 2023	RATES PAYABLE 2025/2026
Unit 1	£24,500	£12,225.50
Unit 2	£17,500	£8,732.50
Unit 3-4	£38,500	£19,211.50

## VAT

VAT is applicable

## EPC

D 79

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills

## CONTACTS

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